



**323 Burton Road
Woodville, Derbyshire DE11 7JP
Offers over £210,000**

lizmilsom
properties

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** LIZ MILSOM PROPERTIES ** are delighted to present this spacious FAMILY HOME. Having AMPLE OFF ROAD PARKING to the front elevation, gas central heating and double glazing. This traditional three bedroom semi offers great sized accommodation. The property in brief consists of Lounge, separate Diner/Second Reception Room, fitted Kitchen, guest cloakroom/WC, two great-sized DOUBLE Bedrooms and generous sized third Bedroom on the first floor along with a modern Shower Room. To the rear there is a delightful rear garden being ideal for family entertaining with extensive patio and fantastic lawn. It's perfectly positioned for access to local amenities and commuter routes. Brilliantly placed for the Granville Academy across the road..... A prompt viewing is highly recommended! EPC "D"/Council Tax Band "A". Call our friendly team

- Traditional 3 bed FAMILY HOME
- Gas central heating & double glazing
- Fitted Kitchen
- 3 generous Bedrooms & Shower Room
- Viewing Essential
- Excellent Location for Schooling
- Splendid Lounge, Separate Diner
- Ground Floor Cloaks/WC
- Parking for 3-4 Cars
- EPC Rating "D"



Location

Woodville is well placed for the commuter with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. The village of Woodville has excellent local amenities including Doctors surgery, Chemist, local DIY store, garage, convenience stores, hairdressers, newsagents, many eateries and Post office. Schools both primary and secondary are within easy walking distance, so ideal for families, down sizers and first time buyers.

Overview - Ground Floor

The property benefits from gas central heating and double glazing throughout.

Access is via a front entrance porch, ideal for coats and shoes, which leads into a welcoming reception hallway with newly laid vinyl flooring and access to all ground floor accommodation.

Immediately off the hall is the guest cloakroom/WC. To the left is the front reception room/dining room. This room features a front-facing window, carpeted flooring, central light point, and radiator.

At the rear is the main lounge, overlooking the garden and patio, with TV point, radiator and and newly fitted carpet - this room is ideal for relaxing of an evening.

The fitted kitchen also enjoys views of the rear garden and offers a range of wall and base units, built-in electric oven, gas hob with extractor, inset sink with drainer, and space for additional appliances.

A door from the hallway provides access to a useful attached storage area, which the current Vendors utilise as a Utility Area as there is plumbing and electric to allow space for appliances. There is also access to the rear garden.

Overview - First Floor

Newly carpeted stairs lead to the first floor landing, which features a side-facing window, loft access, and doors to all bedrooms and the shower room.

The main bedroom, located at the rear, is a spacious double with fitted carpet and ample space for freestanding furniture. The second bedroom, also a generous double, sits at the front of the property and includes carpeted flooring, a central light point, and radiator.

Bedroom three is a well-proportioned single, overlooking the rear garden and also fitted with carpet.

The modern shower room is positioned overlooking the side elevation and is fitted with a three-piece suite comprising a double walk-in shower with electric unit, wash basin, and low-level WC. Finished with attractive tiling and an opaque side window for privacy

Outside - Overview

The property is set well back from the main road, offering the valuable benefit of ample OFF ROAD PARKING for 3-4 vehicles. A timber security gate provides access to the rear garden.

The generous rear garden features not one but two paved patio areas leading to a lawned section with a variety of mature plants, shrubs, and small trees. Fully enclosed with panel fencing, the garden offers excellent space for families, with potential for a children's play area, allotment, or simply a peaceful spot to unwind. Mainly level and believed to be south-facing, it's perfect for enjoying the sun and ideal for entertaining. It should be noted that the garden shed is to be included in the sale.

Early viewing is highly recommended to appreciate the space on offer.

Spacious Lounge

13'3 x 12'0 (4.04m x 3.66m)

Reception Room Two/Diner

12'0 x 11'3 (3.66m x 3.43m)

Fitted Kitchen

9'9 x 7'3 (2.97m x 2.21m)

Pantry

Ground Floor Cloaks/WC

Stairs to the First Floor & Landing

Bedroom One

10'10 x 12'4 (3.30m x 3.76m)

Bedroom Two

11'10 x 11'1 (3.61m x 3.38m)

Bedroom Three

10'0 x 7'0 (3.05m x 2.13m)

Shower Room

Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology

combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITVE FIXED FEES.

Available:

9.00 am - 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am - 2.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

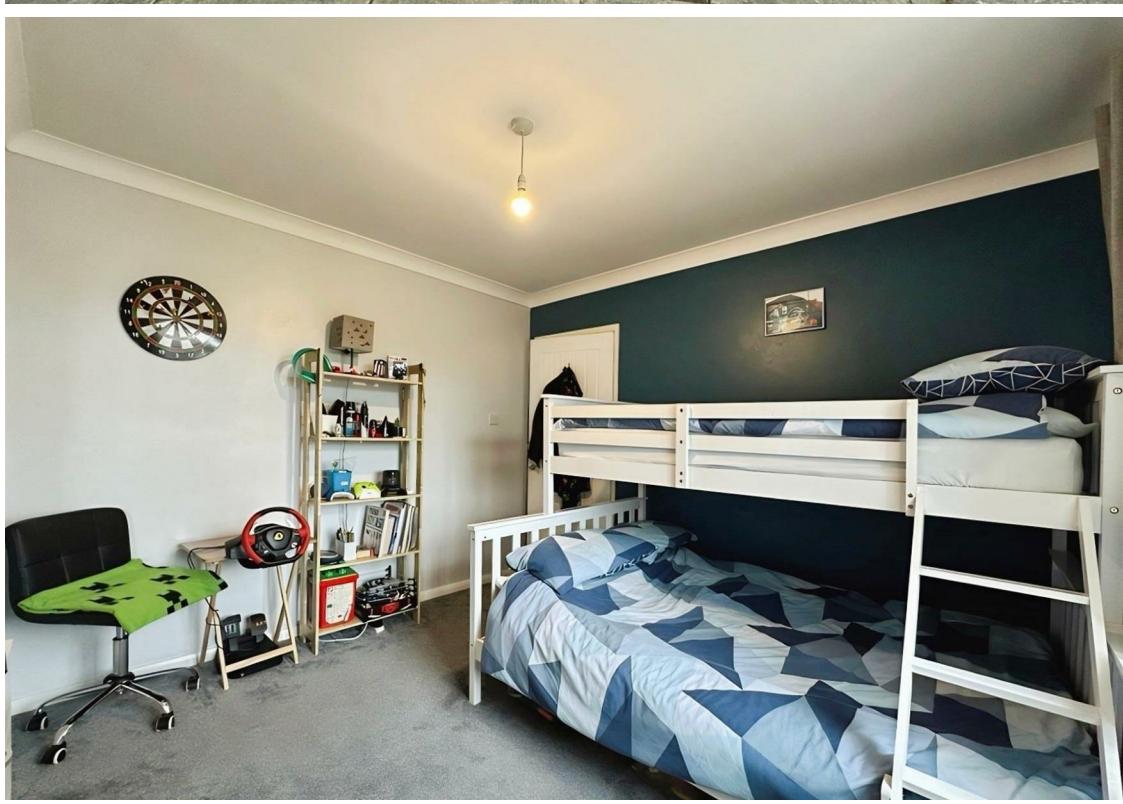
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Directions

The property is best approached by travelling from our office in Dinmore Grange, turning right into Woodville Road, which then becomes Hartshorne Road. At the large roundabout known as the Tollgate take the fourth exit (signposted A511 - Burton) onto Burton Road, Woodville, passing the Doctors Surgery on the left continue for a short distance and the subject property is situated on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	61	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	85	
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	75	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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